

September 21, 2016, Affordable Housing Strategies Workshop

Comment card questions and suggestions:

- Sometimes when cities partner with developers and offer funding such as CDBG, it is perceived as a subsidy for developers. How do you explain this?
- Is it possible to gather the builders and the multi-family developers together to discuss options?
- Providing housing options is only half of the solution. How do we transition the low-income into permanent housing with the hurdles they have to overcome, such as rental history, credit checks and background history?
- AMI computation does not include transportation [which] has a huge effect on residents, especially those in the 100% and below. How do we equate this?
- The HOME property tax exemption really concerns me. How do we attract people who are really serving the people that are really in need of affordable housing?
 - We gave tax exemptions on Vintage for 6 units and Lincoln Way, which is getting vouchers for its affordable compound.
- Should market rate housing be encouraged downtown to create a center where disposable income is high enough to support business growth? Is it best to disperse affordable housing throughout the City, rather than concentrate it in only a few areas?
- Why are most of our publicly-funded housing projects senior-based?
- What has been discussed with respect to unwanted consequences of “affordable housing” in higher income areas (consumer-based, bullying, etc.)? Please speak to the integration of affordable housing in existing higher-income areas.
- We know that our focus should be 0-50% AMI. What tools can we change or create at the municipal level to help?
- What do you propose to do for those seniors on a fixed income that are not poor, but are definitely not rich? We fall between the cracks.

- What controls the annual increase in rent in my affordable housing apartment at City Center Apartments?
- What would be your suggestion for better presenting our city-owned property inventory to affordable housing developers?
- We hear a lot about “leadership.” What exactly does that really mean? Can you give some examples of what it would look like to have the “leadership” you speak of?
- How long are the waiting lists for the low-income units discussed by the final panelist?
- Some have argued against using blight funds or CDBD funds to motivate developers to build affordable housing products. What could the City use that would be an acceptable incentive? What are alternatives?
- Can someone speak to the issues and barriers posed by so-called “move-in fees” such as security deposits, credit check fees, etc.?
- Inclusionary zoning ordinance to raise capital from market-rate developments to fund affordable housing.
- Mello Rose (Calif style) bond structure where bonds are issued for infrastructure (school fees) and new developments pay a pro rata phase of the bond debt.
- Defer building fees for affordable developments.
- Fast-track building permits for affordable housing projects.
- What tools are available to create grass-roots affordable housing developments?
- Please explain charts in first presentation called “Reno Cost-Burdened Households.”
- Affordable Rent vs. Median Rent price. Concerned that there is an existing criteria for access to affordable housing.

- Any precedent of using funds and federal programs across state lines?
- Is there a database of housing projects that will “age out” and become market-rate?
- How do Medicaid programs support housing services for the low-income?